033.A	0001	0026.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	395,300 /	395,300
USE VALUE:	395,300 /	395,300
ASSESSED:	395,300 /	395,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		SILK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TEBBE-KIRCHER KATHARINA
Owner 2:	
Owner 3:	
Street 1:	26 SILK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BLOCK GYOKU -
Owner 2:	-
Street 1:	26 SILK ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1927, having primarily Vinyl Exterior and 1040 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	395,300			395,300
Total Card	0.000	395,300			395,300
Total Parcel	0.000	395,300			395,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.10 | /Parcel: 380.10

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	271647
GIS Ref	
GIS Ref	
Insp Date	05/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 033.A-0001-0026.0

!15206!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	395,300	0	.		395,300		Year end	12/23/2021
2021	102	FV	384,100	0	.		384,100		Year End Roll	12/10/2020
2020	102	FV	378,500	0	.		378,500	378,500	Year End Roll	12/18/2019
2019	102	FV	390,800	0	.		390,800	390,800	Year End Roll	1/3/2019
2018	102	FV	346,000	0	.		346,000	346,000	Year End Roll	12/20/2017
2017	102	FV	315,700	0	.		315,700	315,700	Year End Roll	1/3/2017
2016	102	FV	315,700	0	.		315,700	315,700	Year End	1/4/2016
2015	102	FV	292,000	0	.		292,000	292,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	20:21:29

LAST REV

Date	Time
05/13/19	10:03:17
danam	

USER DEFINED

Prior Id # 1:	22442
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15206

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLOCK GYOKU,	124-110		2/28/2013		375,000	No	No		
FINGERMAN RICHA	122-84		8/31/2012		325,000	No	No		
SABBAG ROBERT M	87-12		2/25/2005		310,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/10/2018	1856	Insulate	1,576	C				
9/6/2012	1124	Redo Bat	20,500	C				
8/26/2011	926	Redo Kit	8,200					

ACTIVITY INFORMATION

Date	Result	By	Name
5/24/2018	Measured	DGM	D Mann
4/11/2013	Info Fm Prmt	EMK	Ellen K
3/14/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7737													G7	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:	Spl Credit	Total:

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	45.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	403.516
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	485656
Depreciation:	90332
Depreciated Total:	395324

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	9	BRs:	4	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

SKETCH

UnSketched SubAreas:
GLA: 1040,

Sum Area By Label :

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	403.52
Special Features:	0	Val/Su Net:	380.10
Final Total:	395300	Val/Su SzAd	380.10

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,040	403.520	419,656

Net Sketched Area:	1,040			Total:	419,656
Size Ad	1040	Gross Area	1040	FinArea	1040

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

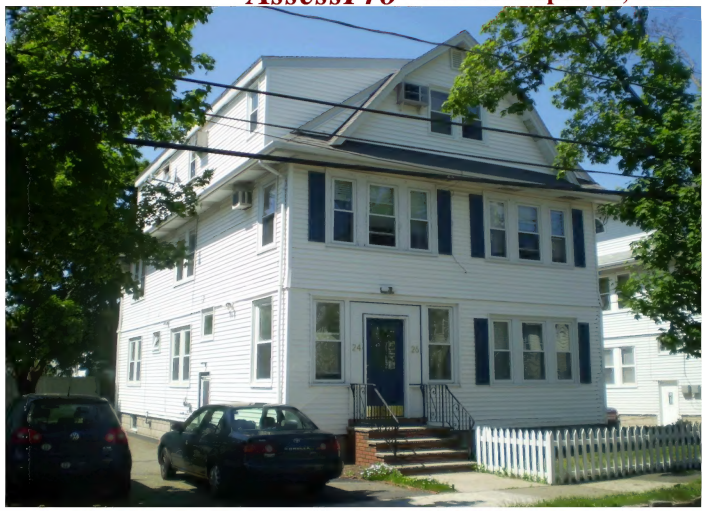
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

033.A-0001-0026.0

IMAGE

AssessPro Patriot Properties, Inc